



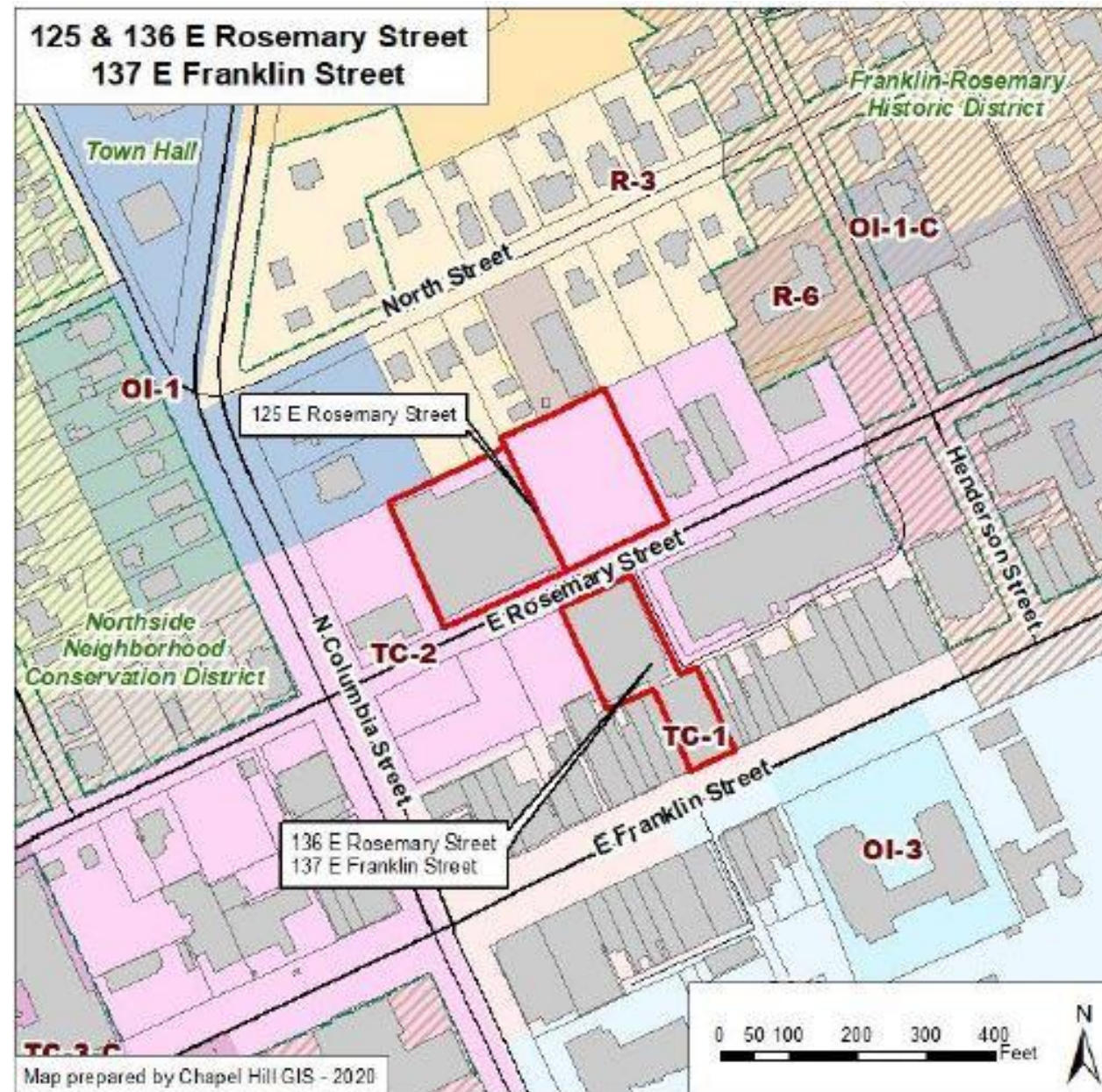
Application for Conditional Zoning

Rosemary Street Parking Deck

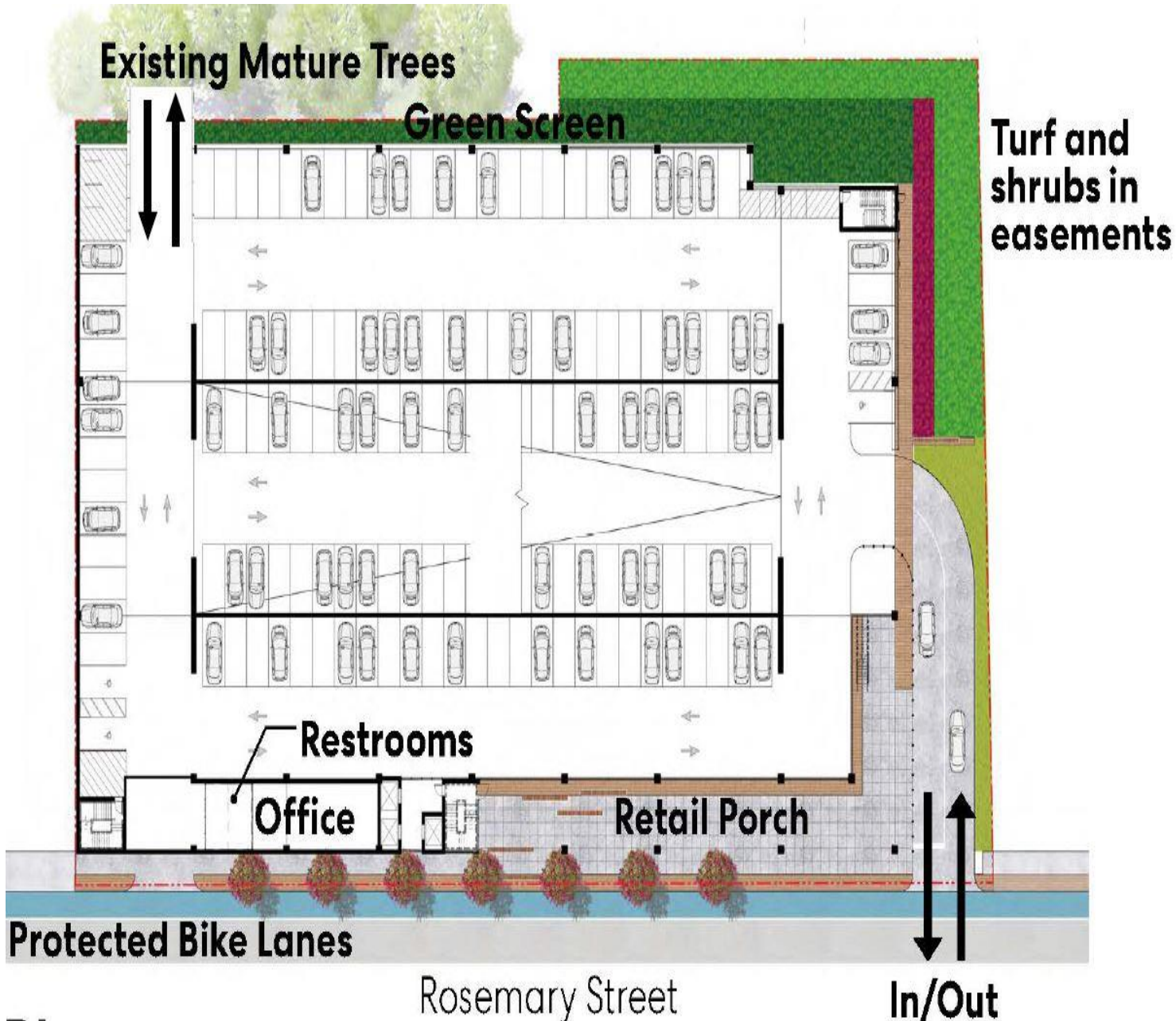
125 E. Rosemary Street

Transportation and Connectivity Advisory Board

May 26, 2020

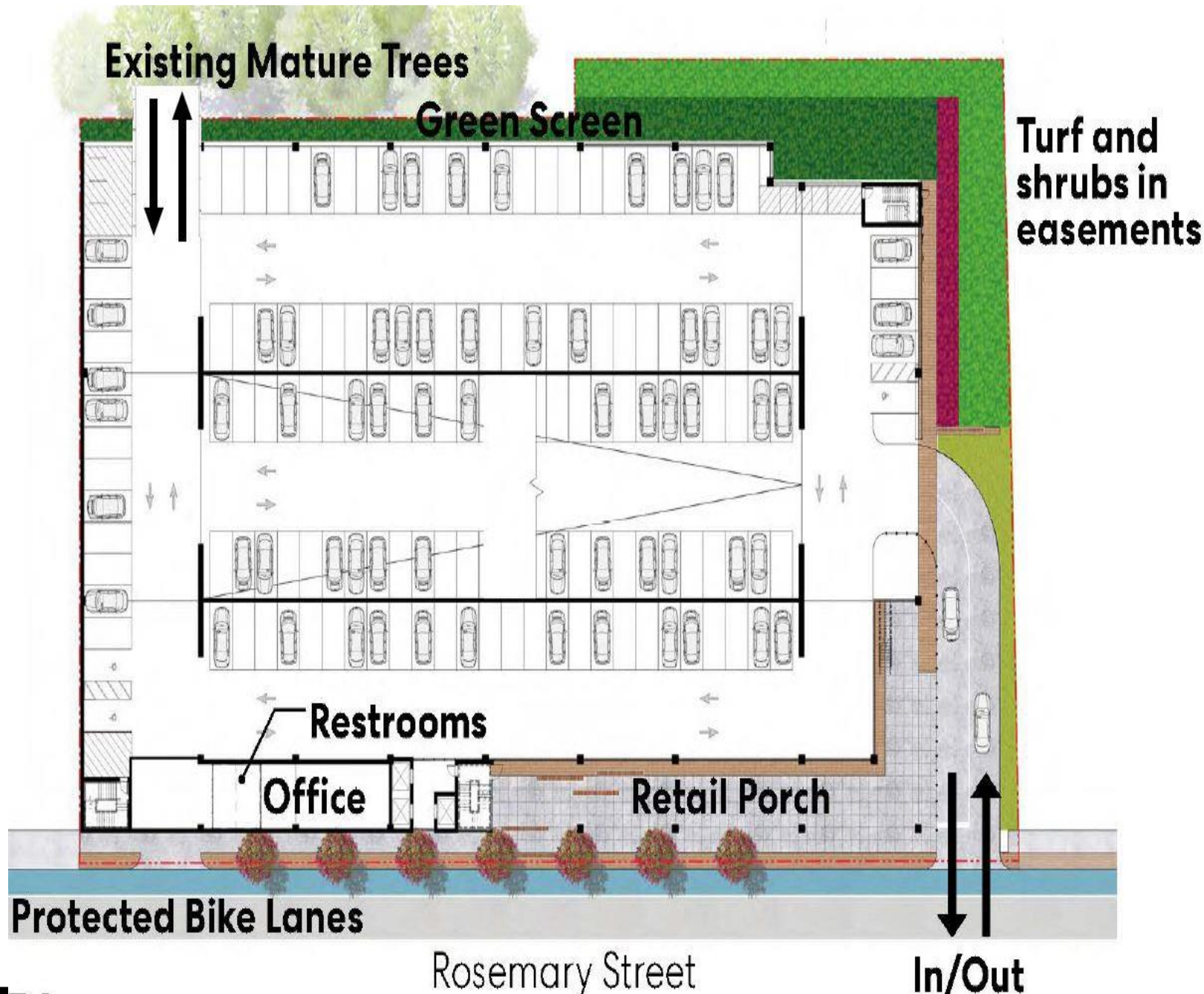


Overview



- Existing use:
 - Parking Deck
 - 276 spaces including gravel lot
- Existing Zone
 - 1.6 acres
 - Town Center -2 (TC-2)
- Proposed use:
 - Redevelopment
 - 6 -2/3 levels
 - 1,143 spaces
 - 28 HC spaces
 - 28 EV spaces
 - Includes:
 - Retail Porch
 - Office Space

Site Details



- Two Access Points
 - E. Rosemary
 - North Street
- Bike Lanes
 - Future project
- Streetscape improvements
 - Brick pavers
 - Street trees
- Road improvements
 - Accordance with traffic impact analysis
- Vehicular parking
 - 1,143 spaces (proposed)
 - 28 HC spaces (proposed)
 - 28 EV spaces (proposed)
- Bicycle Parking
 - 40 spaces (proposed)
- TIA
 - Required
 - Completed

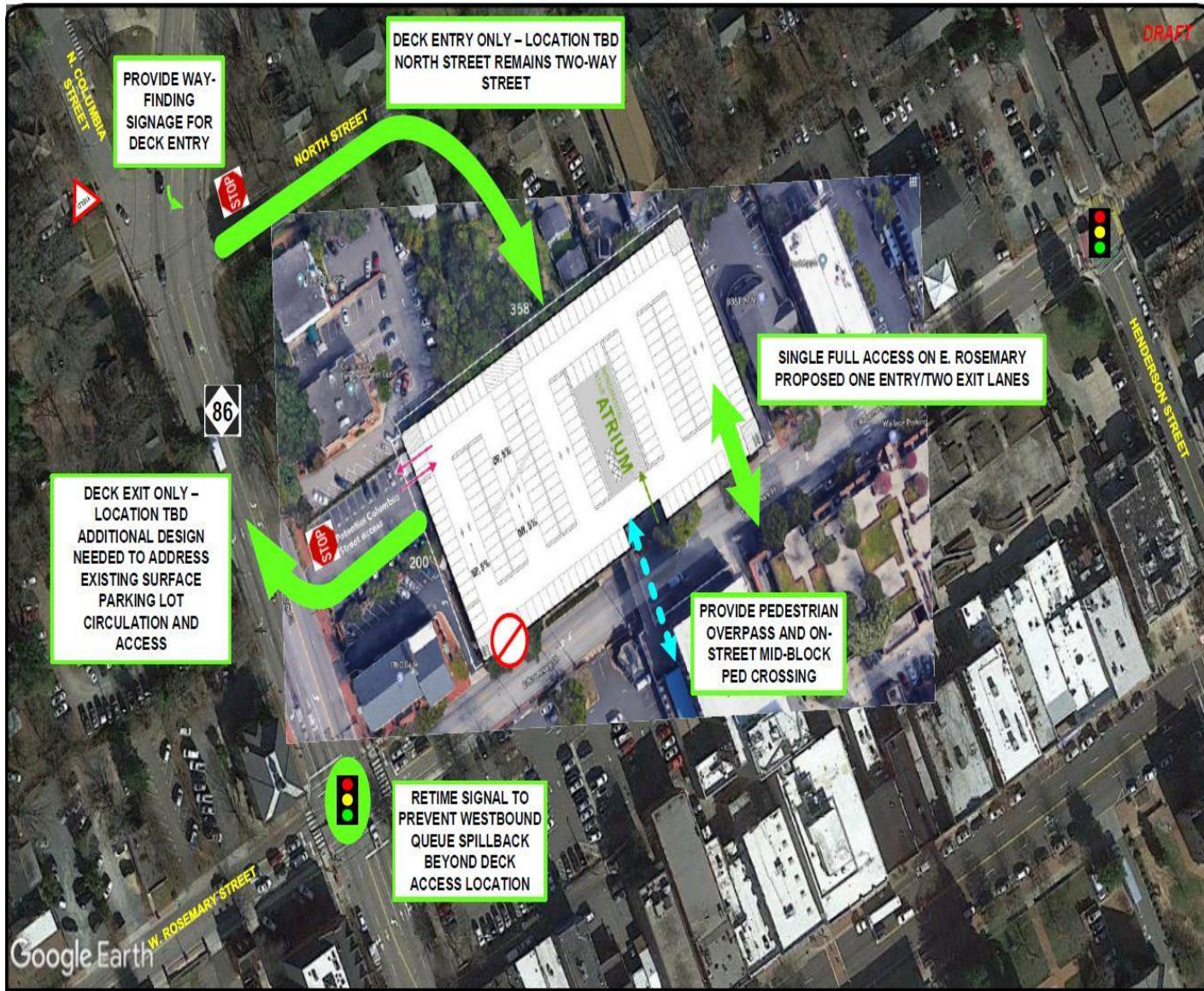
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Traffic Impact Analysis (continued)

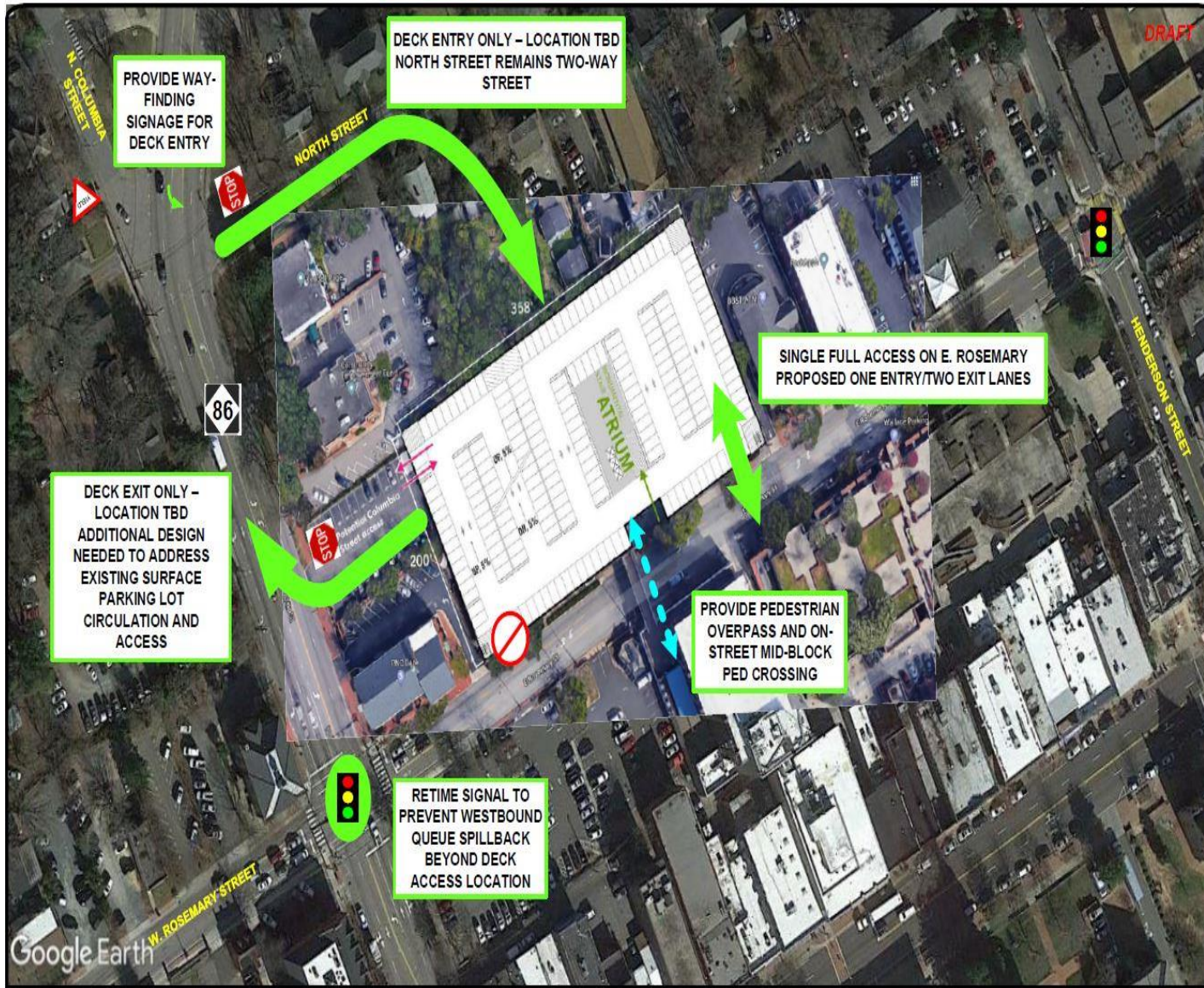
- 15 signalized intersections were studied
- Level of Service (LOS)
 - Most did not change
 - 2 intersections LOS changed
- W. Rosemary Street / Columbia Street
 - LOS C → LOS D
- Franklin Street / Columbia Street
 - LOS D → LOS E

Traffic Impact Analysis (continued)



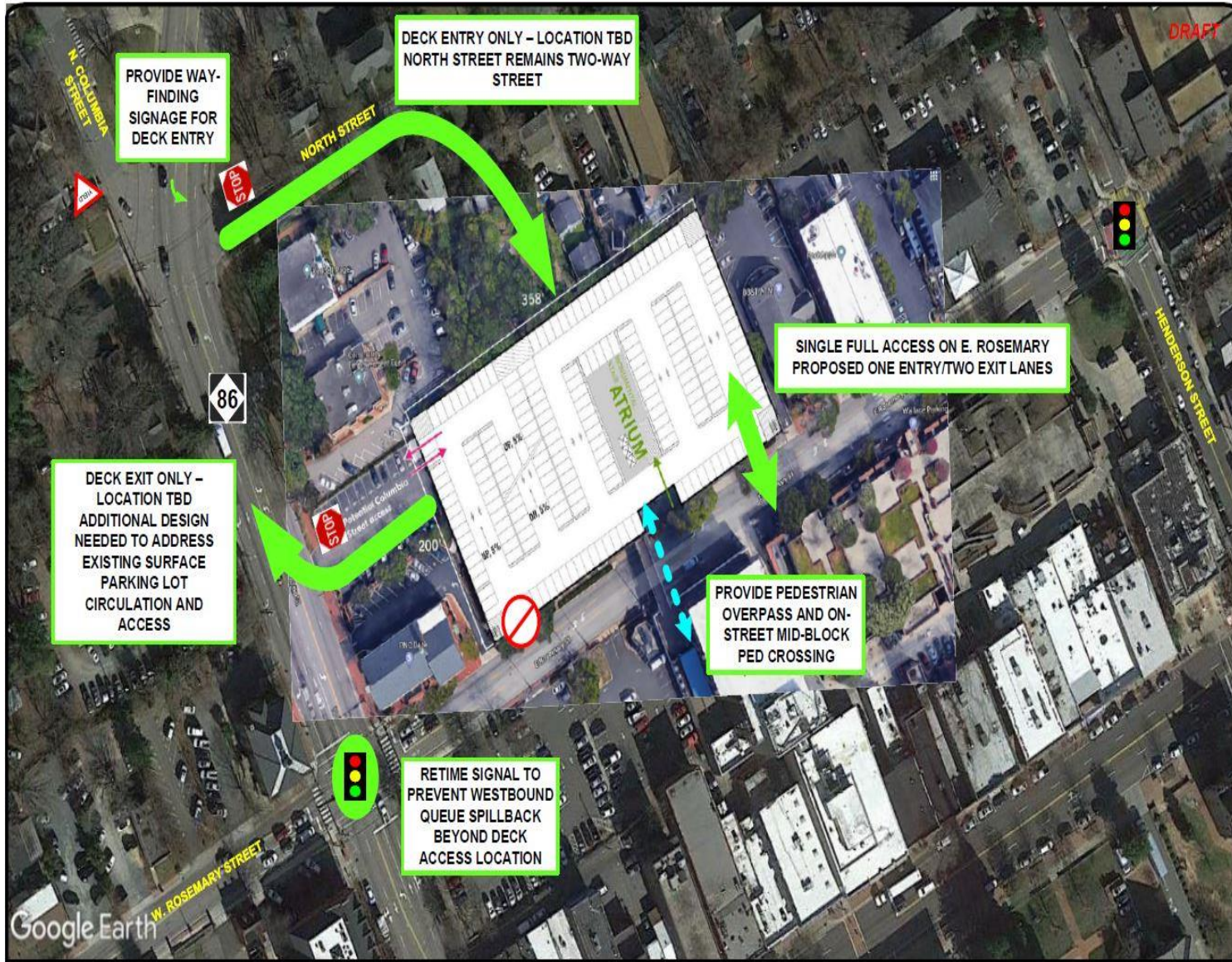
- Recommendations:
 - Remove the western access point.
 - Optimize traffic signal timing
 - E. Rosemary Street / N. Columbia Street

Traffic Impact Analysis (continued)



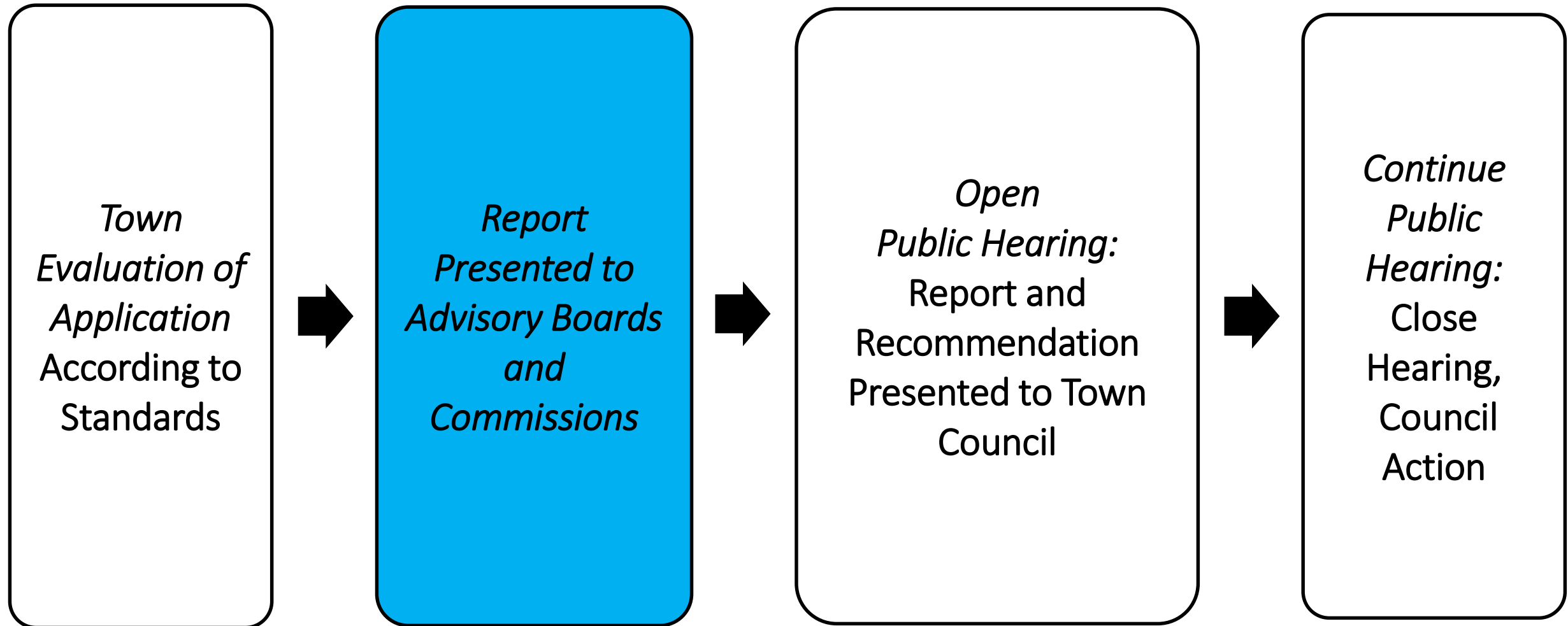
- Recommendations:
 - Inbound access
 - North Street
 - Outbound exit
 - N. Columbia Street
 - Wayfinding signage
 - External & internal

Traffic Impact Analysis (continued)



- Recommendations:
 - Pedestrian overpass
 - Mid-block crosswalk
 - Raised median refuge island (potentially)

Process



Site Overview: Access and Circulation

Design/LUMO Standards	Comment	Status
Sec 5.8 Road Improvements	Accordance with TIA findings	✓
Sec 5.8 Vehicular Access	Access points from E. Rosemary Street and North Street	✓
Sec 5.8 Bicycle Improvements	Bike lanes along E. Rosemary Street (future project)	✓
Sec 5.8 Pedestrian Improvements	Streetscape improvements including mid-block crosswalk	✓
Sec 5.9 Vehicular Parking	1,143 parking spaces proposed (LUMO does not define parking deck use)	✓
Sec 5.9 Bicycle Parking	40 bike parking space (LUMO does not define parking deck use)	✓
Sec 5.9 Parking Lot Standards	Built to Town Standards	✓

Recommendation to Town Council

- Approval
- Approval with Conditions
- Denial